

Principals Rod Knipper, AIA David C. Franklund, AIA Brian J. Andringa, AIA Dennis W. Dean, AIA June 3, 2014

City of Wenatchee – Department of Community Development Planning Division 1350 McKittrick Street, Suite A Wenatchee, WA 98807

Re: CVCH – Hospital Planned Development Application Project No. 201315

### Dear Planning Division:

We are pleased to submit this application for a Hospital Planned Development for the Columbia Valley Community Health (CVCH) Wenatchee campus. CVCH has been a long term fixture in Wenatchee and has provided medical care for countless community members. In order to expand and improve their services, they would like to combine their existing and new parcels to create a Hospital Planned Development.

Included are the following documents along with the application:

Planned Development Application

- 1.1 Legal Descriptions
  - Notarized letter regarding parcel #222010-590592
  - Agreement regarding parcel #222010-590606
- 2.1 Community Needs
- 3.1 Project Description
  - A. Existing Property Survey
  - B. Site and Landscaping Plan w/ Vicinity Map
  - C. Site and Landscaping Rendering
  - D. 600 Orondo Exterior Elevation Signage
- 4.1 Project Phasing
  - A. Phasing Plan

SEPA Checklist

Pre-Development Meeting Notes

We look forward to hearing from you for the hearing date. Please let us know if you have any questions or comments.

Sincerely

Megan Beyer Associate

cc: Patrick Bucknum (CVCH)

www.wenatcheewa.gov

## PLANNED DEVELOPMENT APPLICATION

\$ 450 P \$ 100 L	waived if concurrent with subdivision appl Public Works Review andscaping Plan and Inspection PD Amendment (not creating new lots)	ication)	FILE #
DATE STAMPED	FEE	CHECK#	RCPT#
APPLICANT/CONTACT_	Columbia Valley Community Health		_PHONE_See Applicant Rep.
ADDRESS 600 Orondo	Avenue	EMAI	L_See Applicant Rep.
APPLICANT'S REPRESE	NTATIVE Megan Beyer - KDF Architec	ture	PHONE_509-575-5408
ADDRESS_1310 N. 16th	Avenue, Yakima, WA 98902	EMAI	L_megan.beyer@kdfarchitecture
PROPERTY OWNER(S)_	Columbia Valley Community Health - Pa	trick Bucknum	PHONE 509-662-6000
ADDRESS 600 Orondo	Avenue, Wenatchee, WA 98801		
SUBJECT PROPERTY AI	600 Orondo Ave., 634 Douglas DDRESS 514 Orondo Ave., 504 Orondo	St., 501 Idaho Ave.	St., 516 Orondo Ave.,
ASSESSOR'S PARCEL#	222010 -590758, -590682, -590606, -5	90594, -590592	2,-590590
LEGAL DESCRIPTION (A	Attach if necessary) See attached Legal	Descriptions	
AREA OF PROPERTY (in	acres or square feet) See attached Leg	al Descriptions	
PLEASE PROVIDE THE F	FOLLOWING INFORMATION FOR THE I	REQUIRED DE\	/ELOPMENT TEAM MEMBERS.
LICENSED ARCHITECT:	KDF Architecture		PHONE: 509-575-5408
ADDRESS: 1310 N. 16th	n Avenue, Yakima, WA 98902		
LICENSED ENGINEER: _			PHONE:
ADDRESS:			

LANDSCAPE ARHITECT: KDF Architecture	PHONE: 509-575-5408
ADDRESS: 1310 N. 16th Avenue, Yakima, WA 98902	
DETAILED DESCRIPTION OF PROJECT, INCLUDING, BUT NOT LIN BUILDINGS, USES, SETBACKS, HEIGHTS, OPEN SPACE OR BUFF AND PARKING AREAS. See enclosed Project Description	
Coc cholosed Project Description	
PLEASE IDENTIFY ANY DEVIATIONS OR CHANGES PROPOSED T SUCH AS HEIGHT, SETBACK, LOT COVERAGE, LOT WIDTH, LOT I See enclosed Project Description	
RESIDENTIAL PLANNED DEVELOPMENTS: PLEASE IDENTIFY WHANY, ARE BEING USED AND DEMONSTRATE HOW THE PROPOSE EXTENT OF THE DENSITY BONUS PROVISION.	•
This application shall be subject to all additions to and changes is applicable to the proposed development until a determination of Chapter 13.07 Wenatchee City Code.	•
OWNER'S SIGNATURE Polit AR	DATE 5/27/14

## PLANNED DEVELOPMENT APPLICATION CHECKLIST

A Planned Development is used to permit flexibility of design, placement of buildings, use of required open spaces, circulation facilities, off-street parking areas, and otherwise to better utilize the potential of the site characterized by special features such as geography, topography, size or shape. Planned Development encourages flexibility in design and development that will result in a more efficient and desirable use of land.

### USE THE FOLLOWING CHECKLIST TO ENSURE THAT YOUR APPLICATION IS COMPLETE

(NOTE: Incomplete applications may cause delay in processing.)

If you have any questions, please feel free to call the Department of Community Development, Planning Division at 509-888-3200.

### Non-refundable fees due and payable UPON APPLICATION

Application fee \$1450 (waived if concurrent with subdivision application)

> Public Works review fee \$ 450

> Landscaping Plan Review/Inspection \$100

> Planned Development Amendment \$450 (not creating new lots)

### Fees payable PRIOR TO FINAL APPROVAL

(Use the Final Plat Review Application when requesting Final approval of a PD subdivision)

Final Plat Review fee \$200 + \$25/lot

Public Works Review fee \$100

(Call the Engineering Division at 888-3200 for quotes on fees below)

> Utility plan and city inspections \$2000 minimum plus \$1.50 per foot of centerline

construction

> Sewer camera inspection \$ 300 minimum or \$145 per hour for camera

truck OR jet truck; whichever is greater.

## **APPLICATION INSTRUCTIONS**

- 1. <u>Form:</u> The application form must be complete and signed by each applicant, and each property owner if different than the applicant(s).
- 2. <u>Legal:</u> The application form must be accompanied by an accurate legal description of the subject property.
- 3. <u>Plans:</u> The application form must be accompanied by five (5) copies, and one electronic copy if available, of a site plan for the area within the boundary of the project, drawn not less than one (1) inch to one hundred (100) feet, depicting at least the following items:
  - (a) the boundaries of the site:
  - (b) names and dimensions of all streets bounding or touching the site of the proposed development and all proposed public dedications;

- (c) horizontal and vertical dimensions of all buildings or structures currently located or proposed to be located on the site;
- (d) proposed location and dimensions of all common open space;
- (e) location, dimensions and design of off-street parking facilities showing points of ingress to and egress from the site, except when the planned development proposes only single family homes, in which case, the required parking may be included in the building pad;
- (f) location of all major physiographic features such as railroads, drainage canals and shorelines;
- (g) proposed land uses and densities;
- (h) proposed building including identification of types and number of occupancy units in each along with exterior elevations;
- (i) pedestrian and vehicular circulation pattern;
- (j) location, height and materials of all walls, fences and screen plantings readily visible from the outside of the development; and
- (k) if the development is by phase, a graphic breakdown of each phase as it relates to the entire development and its' timetable for completion.
- 3. <u>RLCA analysis</u>: Any analysis required under the Resource Lands and Critical Areas (RLCA) Development Chapter 12.08 WCC shall be included with the application. (Consult a planner for help or information on this item.)
- 4. <u>Vicinity map</u>: The application form must be accompanied by an 8 ½ x 11 inch copy of an area map locating the subject property, or a vicinity map placed on the plat map.
- 5. <u>SEPA compliance</u>: A completed environmental checklist shall be filed with the application, except a checklist is not needed if the City and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency.
- 6. <u>Landscaping</u>: Landscape plans shall be submitted with the application in accordance with Chapter 10.62 WCC. Preliminary landscaping plans with general descriptions of types, locations, and quantities of required landscape elements will be sufficient for conditional use permit applications; provided, however, that final landscape plans shall be submitted and approved prior to the issuance of final permit approval.
- 7. <u>Pre-Application Summary</u>: The application form must be accompanied by an applicant-initialed copy of the formal pre-application meeting summary prepared by the City regarding the proposed development.

Other information or studies may be deemed necessary by the Administrator, such as traffic studies. This need is determined on a case-by-case basis.



### CVCH – WENATCHEE CAMPUS MASTER PLAN

Hospital Planned Development Application

### **LEGAL DESCRIPTIONS**

1.1

600 Orondo Ave. – Parcel Number 222010-590758

Legal Description: All of Block 39, Amended Great Northern Plat of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, Page 15, together with the vacated alley's lying within said block, as vacated by instruments recorded June 29, 1960 and November 16, 1976, under Auditor's File No's. 567066 and 766492, and together with the Northeasterly 5 feet of vacated Alaska Street, the Southeasterly 5 feet of vacated Douglas Street, and the Southwesterly 5 feet of vacated Idaho Street lying adjacent to said premises as vacated by instrument recorded February 26, 1993 under Auditor's File No. 9302260067.

Square Footage: 129,902.77

634 Douglas St. – Parcel Number 222010-590682

Legal Description: Lots 17, 18, and 19, Block 38, Amended Great Northern Plat, According to

the Plat Thereof, Recorded in Volume 1 of Plats, Page 15, Records of Chelan County,

Washington

Square Footage: 9,002.

501 Idaho St. - Parcel Number 222010-590606

Legal Description: Lots 18 and 19, Block 36, Amended Great Northern Plat of Wenatchee,

Chelan County, Washington Square Footage: 5,821.17

516 Orondo Ave. - Parcel Number 222010-590594

Legal Description: Lot 9 and the Northeasterly 13 feet of Lot 10, Block 36, Amended Great Northern Plat of Wenatchee, according to the plat thereof recorded in Volume 1 of Plats,

page 15, Chelan County, Washington.

Square Footage: 4,551.97

514 Orondo Ave. - Parcel Number 222010-590592

Legal Description: Great Northern Amended Block 36 Lot 6-8, Acres 0.2100

Square Footage: 8,993.42

504 Orondo Ave. - Parcel Number 222010-590590

Legal Description: Lots 1, 2, 3, 4, and 5, Block 36, Amended Great Northern Plat of

Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1

of Plats, page 15

Square Footage: 15,596.4

Allen Jones 2038 Center Court Dr Wenatchee, WA 98801

March 18, 2014

City of Wenatchee PO Box 519 Wenatchee, WA 98801

Dear City of Wenatchee:

I am the current property owner of 501 Idaho Street and hereby authorize Columbia Valley Community Health to act on my behalf for the purpose of their HPD application.

If you have any questions, I can be reached at 509-663-2347.

Sincerely,

Allen Jones

State of Washington County of Chelan

I certify that I have satisfactory evidence that Allen Jones is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 18 day of March, 2014.

Print Name

Rebekah Garfein

Clark Moran 1522 Pershing Street Wenatchee, WA 98801

May 16, 2014

City of Wenatchee PO Box 519 Wenatchee, WA 98807

Dear City of Wenatchee:

Ich um

I, Clark Moran, am the current owner of property parcel # 222010590592.

I, Clark Moran, hereby authorize Columbia Valley Community Health to act on my behalf concerning this property for the purpose of Columbia Valley Community Health's HPD application.

If you have any questions, I can be reached at the mailing address above.

Sincerely,

Clark Moran

State of Washington County of Chelan

I certify that I have satisfactory evidence that Clark Moran is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 20 day of May

Print Name \_\_\_\_ Rebekah Garfein

Rebeliah Gar



### **CVCH – WENATCHEE CAMPUS MASTER PLAN**

Hospital Planned Development Application

### **COMMUNITY NEEDS**

2.1

Columbia Valley Community Health provides the Wenatchee and surrounding area residents with necessary health care that they may not be able to receive elsewhere. In 2012, Columbia Valley Community Health was the health care home for 24,230 individuals, primarily from Chelan and Douglas Counties. Of these patients 39% were uninsured, 38% were on Medicaid and 40% were age 19 and under. 94% of CVCH patients live under 200% of the Federal Poverty Level (FPL) while 55% live under 100% of the FPL. 62% of CVCH patients are Hispanic and 37% of CVCH patients are best served in another language. CVCH provides access to all patients who walk through the door, regardless of their ability to pay. CVCH serves the rising number of uninsured in Washington. Between 2002 and 2012, uninsured patients at CVCH increased by 79%. CVCH is also a regional quality leader being the first Community Health Center in the Pacific Northwest to achieve Patient Centered Medical Home (PCMH) certification from the Joint Commission (in 2012). CVCH is a teaching institute, helping train 19 medical students, 4 PhD Psychology interns and 48 job shadow students in 2012.



### CVCH – WENATCHEE CAMPUS MASTER PLAN

Hospital Planned Development Application

### **PROJECT DESCRIPTION**

3.1

Detailed description of project, including, but not limited to, number of lots, units, buildings, uses, setbacks, heights, open space or buffering features, and landscaped and parking areas.

### General Information for all Properties regarding HPD Standards

Refer to the previous section titled Benefits to the Community for the use of the proposed properties.

Each proposed property has various responses to the HPD requirements. Refer to the attached Site Plan, which outlines basic zoning requirements. Each property falls within the requirements for maximum lot coverage and building height. The Articulation, Modulation, and Blank Wall standards have not been addressed in this application, but will be adhered to for the final building design. Each property has considered the shape, scale and mass of adjacent properties and structures and is compatible with the surrounding neighborhoods.

### 600 Orondo Ave. - Parcel Number 222010-590758

The 600 Orondo Avenue property includes the main medical-dental clinic and administration for Columbia Valley Community Health (CVCH). The project includes expanding the medical services with a two story addition for an additional 7,127 square feet. The primary purpose of the addition is to expand the medical clinic and include a provider residency program. The addition is within the allowable 13'-6" setback along Douglas St. A portion of the addition is building a second story onto an area that is currently one story. The majority of the addition is two stories. The height of the addition would be approximately 30'-0" high from the Idaho St. property line (at its tallest location). The addition requires 16 additional stalls to the parking lot at the 600 Orondo Property. There are currently eight parallel parking stalls along the east property line. It is proposed to expand the asphalt to the property line and turn the stalls 90 degrees to provide an additional 12 stalls, similar to the nine on the other side of the entry drive. This leaves the 600 Orondo Property short four stalls for the 7,127 square foot addition. The 501 Idaho St. parking lot will provide the three additional stalls. See the 501 Idaho St. section below and the Site Plan for the parking calculations.

### 634 Douglas St. - Parcel Number 222010-590682

CVCH intends to use the property at 634 Douglas St. for their maintenance building. The existing house will be demolished and a new building is proposed to be approximately 1,890 square feet with 5 parking stalls. The building will house their shop/repair space and approximately 300 square feet of office space. See the next section below for setback information.

CVCH plans to place a new curb and sidewalk in the same location as the existing along Alaska Street. The sidewalk will be expanded to a standard five foot width with new landscaping along Alaska Street. Two new street trees will be placed along Douglas Street,



### CVCH - WENATCHEE CAMPUS MASTER PLAN

Hospital Planned Development Application

### **PROJECT DESCRIPTION**

3.2

similar to the new trees CVCH has planted on the east side of the street. The existing fence between the residential property and this property will remain. CVCH will landscape the property to meet the requirements for a residential zone.

### 501 Idaho St. - Parcel Number 222010-590606

CVCH has recently acquired the property at 501 Idaho Street. The project includes demolishing the existing commercial building and creating a parking lot for staff parking. Included in the application is a right-of-way use for parking, as well as sidewalk and landscape improvements along Idaho Street. See the next application section below for right-of-way use information.

CVCH proposes to use this property for the additional spaces required with the 7,127 square foot addition to the main clinic at 600 Orondo. The proposed design would provide 21 additional parking spaces for staff. The parking lot within the property lines does not meet the landscape requirements, but combined with the use of the right-of-way and the landscape provided across Idaho Street, the general landscape intent has been provided. The landscape requirements note six feet of landscaping is required along the right-of-way and for this property at the inside of the sidewalk line that equates to 1,124 square feet. While the proposed landscaping does not provide a continuous six foot wide line of landscaping more than 1,450 square feet of landscaping is provided inside the sidewalk line, including street trees, along Idaho Street and Orondo Avenue. At no point along the street frontage, does landscaping stop. This does not include the landscaping provided along the north property line, which will have a screening fence. All parking stalls are within the required 50 feet from a shade tree. The landscape for this property would be an extension of the 600 Orondo property design.

516 Orondo Ave. - Parcel Number 222010-590594 514 Orondo Ave. - Parcel Number 222010-590592 504 Orondo Ave. - Parcel Number 222010-590590

See the attached CVCH and 514 Orondo Avenue property use agreement.

The 516, 514 and 504 Orondo Avenue properties project includes demolishing most of the existing structures, combining these three parcels and building a new two story medical clinic along with the required parking. The existing western most structure on the 516 parcel will remain. The proposed, approximate 11,427 SF, building design would utilize the existing slope of the site for a two story building along the Oregon Street side and a one story portion on the upper side adjacent to the parking lot. The two story section of building along Orondo will fall within the allowed 4 stories above grade and 60 feet requirement, for the zone.



### **CVCH – WENATCHEE CAMPUS MASTER PLAN**

Hospital Planned Development Application

### **PROJECT DESCRIPTION**

3.3

The required 10 foot wide landscape area behind the sidewalk has been provided along Orondo Avenue.

Please identify any deviations or changes proposed to existing development standards; such as height, setback, lot coverage, lot width, lot depth, etc.

### 600 Orondo Ave. - Parcel Number 222010-590758

Per the HPD standards parking lots are not allowed within 10 feet of the property line facing arterials. In 2010 when CVCH designed the addition to the building, the parking lot was modified and provided nine parking stalls perpendicular to Orondo Avenue as proposed for this project. The proposed parking layout would be allowed in the RMU district and corresponds to the nine stalls on the other (north) side of the drive aisle.

Included in this application is approval for a reader board sign on the wall of the south side of the existing clinic, rather than as a monument sign. All of the other existing signs will remain. See the attached exterior elevation for location.

### 634 Douglas St. - Parcel Number 222010-590682

This property is part of the Residential Medium district. Therefore, it is required to meet the Setbacks in Residential zoning district requirements for the HPD. CVCH proposes to meet the setback requirements on all three sides and reduce the 20 foot setback requirement for Structures on the Alaska St. side to ten feet. This would meet the Wenatchee Zoning Code Exception to Residential Dimensional Standards 10.46.020, paragraph B.1.b, that reduces the minimum to ten feet on the one side without a front entrance. This would be consistent with the existing adjacent structures in the zone. The building height would be below 30 feet.

### 501 Idaho St. - Parcel Number 222010-590606

CVCH proposes to use 13'-6" of right-of way space to allow the parking lot to be double sided and provide 21 additional stalls. The design includes replacing the existing street curb along Idaho Street, in the same location. The sidewalk would be placed adjacent to the curb on the Idaho Street side and in the existing location along Orondo Avenue. The existing parking lot uses a portion of the right-of-way as parking and requires the three stalls in the right-of-way to use it to enter the property. This includes the ADA stall. There is currently very little landscaping along Idaho Street. The Idaho Street side would be improved with street trees and landscaping between the sidewalk and front of the parking stall, as well as islands between every 3 stalls. Street trees and landscaping have been designed between the property line and the inside edge of the sidewalk along Orondo Avenue. A fence and plant material will screen the property line between the parking lot and the existing property to the



### **CVCH – WENATCHEE CAMPUS MASTER PLAN**

Hospital Planned Development Application

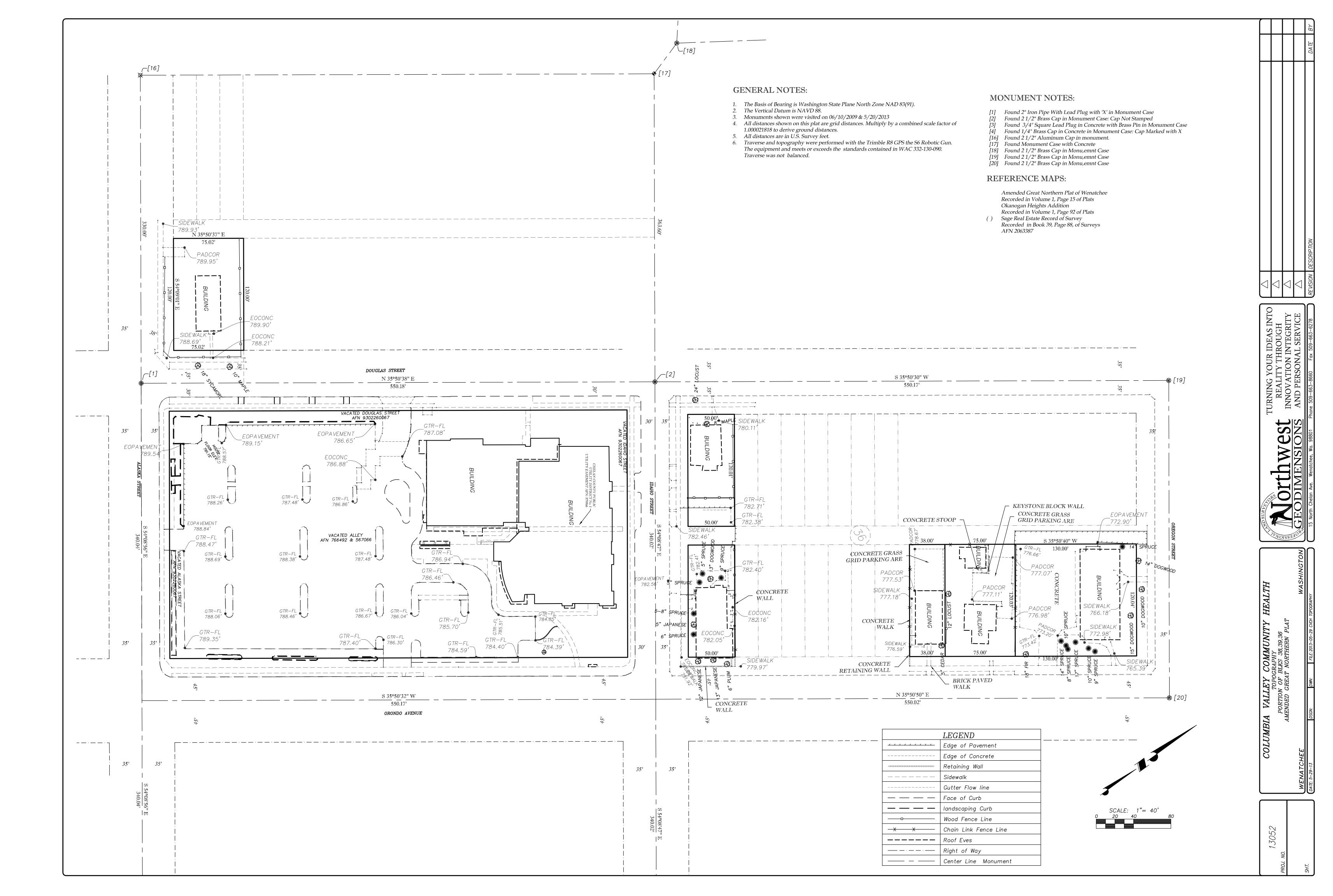
## **PROJECT DESCRIPTION**

3.4

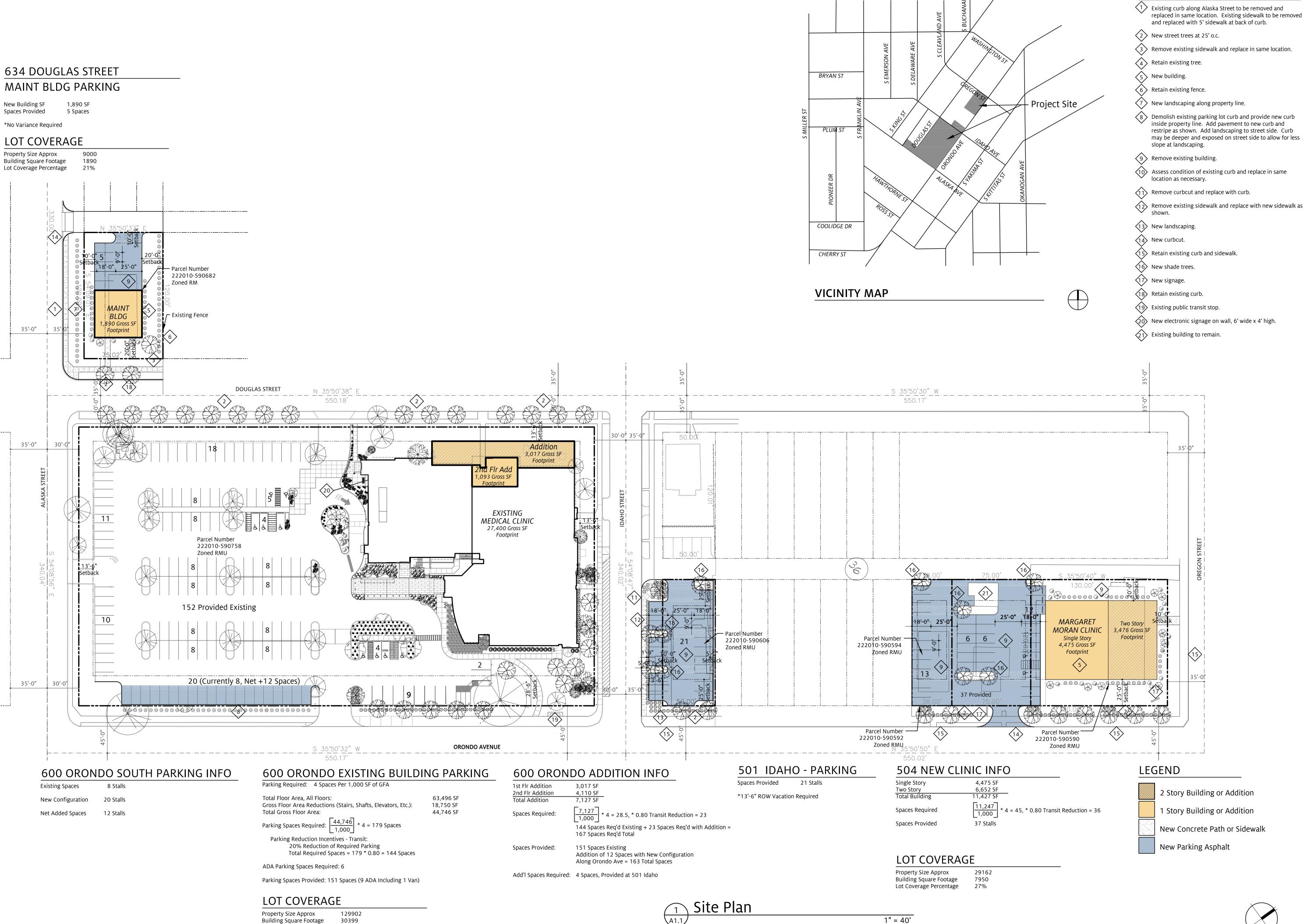
north. New shade trees and landscaping would improve the existing curb appeal on both Idaho Street and Orondo Avenue that the public will have the opportunity to enjoy.

516 Orondo Ave. - Parcel Number 222010-590594 514 Orondo Ave. - Parcel Number 222010-590592 504 Orondo Ave. - Parcel Number 222010-590590

The 516, 514 and 504 Orondo Avenue properties utilize the required setbacks, landscaping, etc. for the property.



Z:\Land Projects\13052\DWG\2013-05-29 CVCH TOPOGRAPHY.dwg, 05/30/13 12:52:3



Lot Coverage Percentage 23%

REVISION DATE

SHEET KEYNOTES

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Hospital
Planned
Development
Application

KDF ARCHITECTURE
1310 North 16th Avenue, Yakima, WA 98902
1509 575 5408 F 509 453 0293

CVCH WENATCHEE CAMPUS MASTER PLAN

Columbia Valley
Community Health
Wenatchee, WA

DATE: 2/18/14

SCALE: 1" = 40'

**DRAWN:** cl **JOB:** 201315

Site Plan

SHEET:

A1.1







11/15/2013

MATERIAL KEYNOTES

REVISION These drawings are the sole property of KDF Architecture and may not be reproduced without permission.

SHEET KEYNOTES

SHEET NOTES

1 Not Used

1/8" = 1'-0"

Hospital Planned Development Application

ARCHITECTURE



Columbia Valley Community Health Wenatchee, WA

**DATE:** 2/18/14 **SCALE:** 1/8" = 1'-0" DRAWN: cl

201315

Exterior Eleavtions

SHEET:



### **CVCH – WENATCHEE CAMPUS MASTER PLAN**

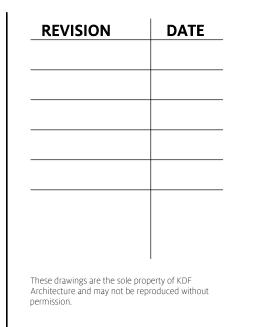
Hospital Planned Development Application

## **PROJECT PHASING**

4.1

See the following Phasing Plan overlayed on the proposed Site Plan for a graphic representation of phasing.

The proposed plan is to begin construction at 634 Douglas Street and the revised parking at 600 Orondo Avenue within one year of the approved application. Phase 2 would include the demolition of the existing structure and new parking area at 501 Idaho Street. This work is expected to begin within three years of approval. Phase 3 is proposed to be started within five years and includes all work at 516, 514 and 504 Orondo Avenue. The final phase would be the addition to the existing 600 Orondo Avenue clinic and would begin within 10 years of approval.



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KDF ARCHITECTURE
1310 North 16th Avenue, Vakima, WA 98902
1 509 575 5408 F 509 453 0293
www.kdfarchitecture.com

CVCH WENATCHEE CAMPUS MASTER PLAN

Columbia Valley Community Health Wenatchee, WA

DATE: 2/10/14 SCALE: 1" = 40'

**DRAWN:** RP **JOB:** 201315

**JOB:** 20131

Site Plan

SHEET:

A1.

1 Site Plan
1" = 40'

# ENVIRONMENTAL CHECKLIST WAC 197-11-960

### PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA) chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **INSTRUCTION FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description your can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "do not know", or "does not apply". Complete answers to the question now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the reference in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposed", and "affected geographic area", respectively.

## A. BACKGROUND

1.	Name of proposed project, if applicable:  RESPONSE: _Columbia Valley Community Health Wenatchee Campus Hospital Planned Development
2.	Name of applicant:  RESPONSE: _Columbia Valley Community Health
3.	Address and phone number of applicant and contact person:  RESPONSE: Columbia Valley Community Health - (509) 662-6000 600 Orondo Avenue, Wenatchee, WA 98801 Contact Megan Beyer, KDF Architecture, (509) 575-5408
4.	Date checklist prepared:  RESPONSE: December 12, 2013
5.	Agency requesting checklist:  RESPONSE: Wenatchee Department of Community and Economic
6.	Proposed timing or schedule (including phasing, if applicable):  RESPONSE:  There are four phases currently planned. Phase 1, within 1 year, includes parking at 600  Orondo Ave. and the maintenance building at 634 Douglas St. Phase 2, within 3 years,  includes parking at 501 Idaho St. Phase 3, within 5 years, includes a new clinic at 504  Orondo Ave. Phase 4, within 10 years, includes an addition to the clinic at 600 Orondo Ave.
7.	Do you have any plans for future additions, expansions or further activity related to or connected with this proposal? If yes, explain:  RESPONSE:  The proposal includes all planned development for the next 10 years.

	None known.
9.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:  RESPONSE: _None known
10	List any government approvals or permits that will be needed for your proposal, if
	known.  RESPONSE:  - Commercial building permit  - Hospital planned development application  - Labor and Industries:  - Electrical review and permit
11	Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
	RF600 Orondo: Revised parking (approx 12 added spaces) and 4,000 sf addition  — 634 Douglas: Demo of house and replacement with 2,000 sf maintenance building and associate  — parking, approx 5 stalls.  501 Idaho: Demo of existing building and replacement with parking.  504 Orondo: Demo of existing building and replacement with new 11,000 sf clinic and parking
12	Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  RESPONSE: See description above and attached plan.

## TO BE COMPLETED BY APPLICANT FOR AGENCY EVALUATION

## **B. ENVIRONMENTAL ELEMENTS**

1. Earth

	There is a slight decline from southwest to northeast.
	There is a slight decline from southwest to northeast.
What is the ste	epest slope on the site (approximate percent slope)?
	area is 1% slope, although in the northeast corner — 504 Orondo site is, there is a steeper x% slope. —
gravel, peat,	ypes of soils are found on the site (for example: clay, sa muck)? If you know the classification of agricultural soils nd note any prime farmland.
——Shallow sa ——and rock.	ndy silt with deeper layer of angular cobbles, gravels — —
Are there surfavicinity? If so, RESPONSE:	ce indications or history of unstable soils in the immediat describe.
No indication	ons of any areas of unstable soils have been noted.
	urpose, type, and approximate quantities of any filling or sed. Indicate source of fill.
_on-site drainage modified as nee	required for building foundations. Grading will be performed to main of stormwater on-site. Grading for 504 Orondo property will be ded for daylight basement construction similar to existing building. A e from a local source.
Could erosion generally desc	occur as a result of clearing, construction, or use? If so ribe.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?

600 Orondo: Site 129,900 sf, Building Footprint: 30,430 sf, Impervious not incl bldg: 75,120 sf, total impervious 81% 634 Douglas: Site 9,000 sf, Building Footprint: 2,025 sf, Impervious not incl bldg: 2,980 sf, total impervious 56% 501 Idaho: Site 5,823 sf, Building Footprint: n/a, Impervious not incl bldg: 5,325 sf, total impervious 91% 504 Orondo: Site 29,160 sf, Building Footprint: 7,950 sf, Impervious not incl bldg: 15,080 sf, total impervious 79%

	h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any.  RESPONSE:
		——Although erosion is not anticipated the site will use landscaping to— help reduce any possible erosion. Measures will also be put in — place to minimize any erosion during the construction process. —
2.	Air	
	a.	What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  We anticipate that dust will be generated during construction and appropriate dust control measures will be taken to ensure we comply with local clean air and City of Wenachee standards. After the project is complete, minimal amounts of emissions will be exhaust from the building with typical HVAC equipment and normal automobile emissions will be generated from the vehicular traffic.
	b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  RESPONSE:  -None known.
	C.	Proposed measures to reduce or control emissions or other impacts to air, if any. <b>RESPONSE:</b> _None known.

## 3. Water

	_	•
а.	911	rface
a.		11000

Will the project require work over, in, or adjacent to (within 20 the described waters? If yes, please describe and attach availables.  RESPONSE:  No.  Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indithe area of the site that would be affected.  RESPONSE:  Not applicable.  Will the proposal require surface water withdrawals or diversing Give general description, purpose, and approximate quantities (RESPONSE:  No.  Does the proposal lie within a 100 year flood plain? If so, no location on the site plan.  RESPONSE:  No.  Does the proposal involve any discharge of waste materials the surface waters? If so, describe the type of waste and anticip volume of discharge.	body on or in the immediate vicinity of und and seasonal streams, saltwater, If yes, describe type and provide name stream or river it flows into.
the described waters? If yes, please describe and attach avaplans.  RESPONSE:	water bodies in the immediate vicinity.
Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and ind the area of the site that would be affected.  RESPONSE:  — Not applicable.  Will the proposal require surface water withdrawals or diversing Give general description, purpose, and approximate quantitiens (in the proposal lie within a 100 year flood plain? If so, no location on the site plan.  RESPONSE:  — No.  Does the proposal involve any discharge of waste materials the surface waters? If so, describe the type of waste and anticiping volume of discharge.	•
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Does the proposal involve any discharge of waste materials t surface waters? If so, describe the type of waste and anticip volume of discharge.	in a 100 year flood plain? If so, note
surface waters? If so, describe the type of waste and anticip volume of discharge.	
RESPONSE:	,
No.	

1.	Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities.  RESPONSE:
	No.
2.	Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals:, agricultural; etc.). Describe the general size of the system, the number of systems, the number of houses to be served, or the number of animals or humans the system(s) are expected to serve.  RESPONSE:
	<ul><li>None. The addition will be tied into the existing building sewer—</li><li>connection.</li></ul>
Wate	er runoff (including storm water)
1.	Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantity, if known). Where will this water flow? Will this water flow into other waters? If so, describe:  RESPONSE:
	Storm water runoff from the asphalt paving will be diverted intoon-site catch basins.
2.	Could waste materials enter ground or surface waters? Generally describe.  RESPONSE:
	—Not anticipated.
impa	osed measures to reduce or control surface, ground, and runoff water cts.
KEO	

Ground

b.

## 4. Plants

5.

a.	Check or circle types of vegetation found on the site:
	Deciduous tree: alder, maple, aspen, other Evergreen tree: fir, cedar, pine, other Shrubs Grass Pasture Crop or grain Wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other Water plants: water lily, eelgrass, milfoil, other Other types of vegetation:
	RESPONSE:
b.	What kind of amount of vegetation will be removed or altered?  RESPONSE:
	— Existing vegetation will be removed as needed for new
	— construction. New landscaping will be installed as part of the
	—project scope and to meet local jurisdiction zoning requirements.
C.	List threatened or endangered species known to be on or near the site.  RESPONSE:
	None.
d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.  RESPONSE:
	— The proposed parking lot and building perimeter will be landscaped—
	in accordance with the City of Wenatchee requirements or as
	—proposed within the HPD application.
Anir	mals
a.	Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
	Birds: Hawk, Heron, Eagle, Songbirds, Other
	Mammals: Deer, Bear, Elk, Beaver, Other
	Fish: Bass, Salmon, Trout, Herring, Shellfish, Other:

	b.	List any threatened or endangered species known to be on or near the site. <b>RESPONSE:</b>
		None.
	C.	Is the site part of a migration route? If so, explain.  RESPONSE:
		None known
	d.	Proposed measures to preserve or enhance wildlife, if any.  RESPONSE: None.
6.	Energ	y and Natural Resources
	a.	What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  RESPONSE:
		——Electricity will be used for heating and cooling. Natural gas may be——used for heating.
	b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  RESPONSE:
		No.
	C.	What kind of energy conservation features are include in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.  RESPONSE:
		All work will meet or exceed all current energy codes. 'R' values
		of the building walls, roof, and glass components will help reduceenergy consumption. The HVAC system will use an economizer
		cycle to reduce energy usage. Energy efficient lighting will be used with occupancy sensors and automated controls for lighting and HVAC systems.

## 7. Environmental Health Are there any environmental health hazards, including exposure to toxic a. chemicals, risk of fire and explosion, spills, or hazardous waste, that could occur as a result of this proposal? If so, describe. RESPONSE: —- No. —-----Describe special emergency services that might be required. 1. RESPONSE: —None anticipated. Proposed measures to reduce or control environmental health 2. hazards, if any. RESPONSE: \_\_\_ ----None. Noise b. 1. What type of noise exists in the area which may affect your project? (for example: traffic, equipment operation) RESPONSE: \_\_\_None. 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis? (for example: traffic, construction, operations, other) Indicate what hours noise would come from site. RESPONSE: — Generally the construction hours will be from 7am to 5pm, Monday thru Friday. \_Long-term there may be minimal noise from the rooftop HVAC units. After

the site.

3.

construction, noise levels are not anticipated to be higher than they currently are on

Proposed measures to reduce or control noise impacts, if any. **RESPONSE**:

New landscaping will be planted around the perimeter and within landscape
 islands in the parking lot which may "soften" the vehicular traffic noise.
 Screening of HVAC equipment may be used to help deflect HVAC noise.

## 8. Land and Shoreline Use

	Vhat is the current use of the site and adjacent properties?  RESPONSE:
_	The site is currently the existing Columbia Valley Community Health Center and adjacent parking lot. Adjacent to the site to the plan north and plan south is residential district with single family residences; to the plan east is an apartment building and parking lot; and to plan west is a fenced playground for a school.
	las the site been used for agriculture? If so, describe.
	RESPONSE:
	Describe any structures on the site.
	The site has a building currently occupied by the Columbia Valley Community Health Center. The project involves an addition to that building as well as buildings on other sites as described in Section A-11.
F	Vill any structures be demolished? If so, what?  RESPONSE: See Section A-11.
	What is the current zoning classification of the site.  RESPONSE:
	The properties are zoned RMU except for the 634 Douglas property, which is zoned RM
	What is the current comprehensive plan designation of the site?  RESPONSE:
	— The properties are zoned RMU except for the 634 Douglas — — property, which is zoned RM. —
	f applicable, what is the current shoreline master program designation of ne site?  RESPONSE:
	(LOI OITOL:

pro	proximately how many people would reside or work in the comple oject?
	The number of workers across the entire development may
	decrease, as the new 504 Orondo clinic may have the same
	amount of workers as the building occupying that property
	currently, and the demolished building at 501 Idaho will no longer have employees.
	proximately how many people would the completed project displa
	ESPONSE:
	The completed project will remove one single family home and
	one commercial building.
Pr	oposed measures to avoid or reduce displacement impacts, if any
	SPONSE:
	None needed.
_	
an	oposed measures to ensure the proposal in compatible with existing displayed and uses and plans, if any.  ESPONSE:
	Landscaping will be used to screen and reduce visual impact and to comply
	with the City of Wenatchee zoning requirements, as proposed by the HPD
	<ul> <li>documents. Also, building articulation will be incorporated into the design to</li> <li>comply with the related zoning requirements. The building will also meet heigh</li> </ul>
	restrictions as set by the City of Wenatchee.
ng	
Δn	proximately how may units would be provided, if any? Indicate wh
	gh, middle, or low income housing.
	ESPONSE:
	—Not applicable.
_	
Аp	proximately how many units, if any, would be eliminated? Indicate
	ether high, middle, or low income housing.
	ESPONSE:

9.

	RESPONSE:None needed.
0. Aes	thetics
a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  RESPONSE:
	The new addition to the existing clinic will not exceed theexisting building height, which is approximately 30' abovegrade. Exterior building materials on the clinic are planned to
b.	be primarily stucco.  What view in the immediate vicinity would be altered or obstructed?  RESPONSE:
	——The proposed buildings are not expected to alter any existing ———views.
•	Droposed magazines to reduce or control authoria impacts, if any
blend scree also r of We	Proposed measures to reduce or control esthetic impacts, if any.  wew clinic addition will use similar exterior materials and similar detailing as the existing building the project with the existing and into the surrounding neighborhood. Landscaping will be used an and reduced visual impact and will provide aesthetic improvements to the site. The building neet height restrictions as set by the City of Wenatchee. The other buildings will comply with Conatchee design standards applicable to the zoning.
The nonline in the screet also no of We	ew clinic addition will use similar exterior materials and similar detailing as the existing building the project with the existing and into the surrounding neighborhood. Landscaping will be used an and reduced visual impact and will provide aesthetic improvements to the site. The building neet height restrictions as set by the City of Wenatchee. The other buildings will comply with Contachee design standards applicable to the zoning.
The non- blend scree also no of We	ew clinic addition will use similar exterior materials and similar detailing as the existing building the project with the existing and into the surrounding neighborhood. Landscaping will be used an and reduced visual impact and will provide aesthetic improvements to the site. The building neet height restrictions as set by the City of Wenatchee. The other buildings will comply with Conatchee design standards applicable to the zoning.  It and Glare  What type of light or glare will the proposal produce? What time of day would it mainly occur?
The non- blend scree also no of We	ew clinic addition will use similar exterior materials and similar detailing as the existing building the project with the existing and into the surrounding neighborhood. Landscaping will be used an and reduced visual impact and will provide aesthetic improvements to the site. The building neet height restrictions as set by the City of Wenatchee. The other buildings will comply with Conatchee design standards applicable to the zoning.  It and Glare  What type of light or glare will the proposal produce? What time of day would it mainly occur?  RESPONSE:  Site lighting will be provided in the parking lots and at the building. All lighting will be designed to meet City of Wenatchee requirements. Site lighting will be provided at night for safety and security purposes.  Could light or glare from the finished project be a safety hazard or interfere with views?  RESPONSE:  RESPONSE:
The non-blend scree also no We 1. Ligh	ew clinic addition will use similar exterior materials and similar detailing as the existing building the project with the existing and into the surrounding neighborhood. Landscaping will be used an and reduced visual impact and will provide aesthetic improvements to the site. The building neet height restrictions as set by the City of Wenatchee. The other buildings will comply with Conatchee design standards applicable to the zoning.  It and Glare  What type of light or glare will the proposal produce? What time of day would it mainly occur?  RESPONSE:  ——Site lighting will be provided in the parking lots and at the building. All lighting ——will be designed to meet City of Wenatchee requirements. Site lighting will be ——provided at night for safety and security purposes.  Could light or glare from the finished project be a safety hazard or interfere with views?

a.	RESPONSE:			
	— The lighting will be designed to prevent glare in adjacent — properties. Controls for lighting will be automated to reduce usage.—			
12. Re	creation			
a.	What designated and informal recreational opportunities are in the immediate vicinity.  RESPONSE:			
	—An existing school playground is located to the south across Alaska— Street. —			
b.	Would the proposed project displace any existing recreational uses? If so describe.  RESPONSE:			
	No.			
C.	Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project, if any.  RESPONSE:			
	None.			
13. His	toric and Cultural Preservation			
a.	Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, describe.  RESPONSE:			
	— The Grandview Historical District is adjacent to the site.			
b.	Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  RESPONSE:			
	None.			

	RESPONSE: CVCH is respectful to the adjacent historic overlay and intends todesign all structures within the Wenatchee design standards
4. Tra	nsportation
a.	Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any <b>RESPONSE:</b>
	The development area is located in the city and directly accessible by Orondo, Idaho, Alaska, and Douglas streets.
b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  RESPONSE:
	There is public transit available on Orondo Avenue.
C.	How many parking spaces would the competed project have? How may would the project eliminate?
	RE 600 Orondo: net addition of 12 spaces  — 501 Idaho: net addition of 14 spaces  — 634 Douglas: net addition of 3 spaces
	504 Orondo: net addition of 22 spaces
d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (including whether public or private).  RESPONSE:
	No new roads or streets will be required. Some public street  sidewalks will be maintained or upgraded, and curb cuts may be modified to provide access to properties. There will be minimal work to connect to utilities that will require repair work in the ROW.
e.	Will the project use (or occur in the immediate vicinity of) water, rail, or a transportation? If so, generally describe.  RESPONSE:
	No.
f.	How many vehicular trips per day would be generated by the completed project? If known, indicate peak hours.  RESPONSE:

Proposed measures to reduce or control impacts, if any.

C.

The employee average peak times would typically occur between 7:00AM through 9:00AM and 4:30PM through 8:00PM Monday through Friday and some departmental employees on Saturdays 8:00AM through 8:30AM and 2:00PM through 4:00PM.

The typical patient vehicular trips would be averaged throughout the day during the open office hours listed above for the employees.

	g.	Proposed measures to reduce or control transportation impacts, if any. <b>RESPONSE</b> :
	propose over the existing currently	sures are proposed or needed to reduce/control transportation impacts associated with the d project at this time. The proposed clinic at 504 Orondo produces negligible increase in traffic commercial building currently there. The 501 Idaho property will reduce traffic as it removes an commercial building. The maintenance building at 634 Douglas will serve employees who park at the 600 Orondo site.
	a.	Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  RESPONSE: This project is in an area already covered by fire, police, and otherpublic services. No increased need for public services isanticipated
	b.	Proposed measures to reduce or control impacts on public services, if any.  RESPONSE:None.
	16. Utilitie	es
	a.	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  RESPONSE: Electricity, natural gas, city water, trash service, telephone, and
C.	b. SIGNATU	Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  RESPONSE: Electricity - Chelan County PUD  Natural Gas - Cascade Natural Gas Water - City of Wenatchee  Refuse Service - Waste Management Telephone/fiber optics - Chelan County PUD Sanitary Sewer - City of Wenatchee
		e answers are true and complete to the best of my knowledge. Indeed that the lead agency is relying on them to make its decision.
	Signature	: Date Submitted:



# DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

**Public Services Center** 

1350 McKittrick Street, Suite A Wenatchee, WA 98801 (509) 888-3200 Fax (509) 888-3201

### **Pre-Development Meeting**

Pre-development meetings provide an opportunity for potential applicants, staff and other agencies to informally discuss and review the proposed development, the applicable development standards, plans, policies, and laws. These meetings provide a general, preliminary overview and are non-binding. Additional plan requirements and project standards may and probably will apply to your proposal, depending upon the design choices you make. As you develop your project, we recommend that you periodically contact agency staff for assistance and feedback on project design standards.

Proi	iect	Inform	nation
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1. Date of meeting:

October 10, 2013

2. Applicant name:

**KDF Architecture / CVCH** 

3. Project description:

**Hospital Planned Development** 

4. Tax parcel number(s):

222003860200

5. Zoning district(s):

Residential Mixed Use (RMU) / Residential Moderate (RM)

6. Application(s) required: HPD / SEPA checklist

7. Application Process:

	Type I Administrative Review
	Type II Administrative Review
$\boxtimes$	Type III Quasi-Judicial Review
	Legislative Review

# <u>Processing Timeline for Type II Administrative Review or Type III Quasi-Judicial Review of Applications:</u>

- 28 day review of application to determine that it is complete to begin processing.
- 120 day processing time to issue notice of action. This does not include time necessary for the applicant to conduct environmental review for an Environmental Impact Statement, when required; prepare additional information that may be necessary for the application process; or time for administrative appeals.

### **Pre-Development Meeting Summary**

This form is a general description of the plans, information and fees discussed during the pre-application meeting. This is provided to help you assemble the materials necessary to submit a complete application. Please carefully read the items that are checked and the notes. Agency contacts are listed on this form. You are encouraged to contact the agency with expertise in a topic you may have questions about. Contact the City of Wenatchee Community and Economic Development Department if you are not sure who

☐Short Plats – verify that subject property has not been short platted within past 5 years to determine the eligibility of the proposal under a short subdivision process ☐ Complete application forms and identified application materials:
Public Safety
<ul> <li>☑Contact Mark Yaple, the City of Wenatchee Fire Marshal for fire access, fire safety and fire flow standards</li> <li>☑Contact Cliff Burdick, the City of Wenatchee Inspection Services Manager for applicable building standards, building setbacks, and minimum application submittal requirements.</li> </ul>
Health & Environment
□ Food service plan/permit may be necessary (Prior to building permit issuance) □ Contact Chelan Douglas Health District for requirements □ Protective covenants and/or easements may be necessary □ Wetlands (Section 12.08.130 WCC) □ Wetland management and mitigation plan □ Wetland delineation and rating □ Geologically hazardous areas and Landslide Hazard (Sections 12.08.160-170 WCC) □ Geologic hazard area risk assessment prepared by a qualified professional □ Flood hazard areas (Section 12.08.150 WCC) □ Flood elevation certificate required □ Delineate floodway boundary □ Delineate 100 year floodplain boundary □ Analysis of hazard/mitigation or avoidance measures by engineer or hydro-geologist □ Specific building or design standards applicable for flood hazard area □ Dust control/water management plan (Condition of approval) □ Noise/light impact mitigation and compliance plan □ Specify hours of operation and number of potential employees
Special Purpose Districts and Services
<ul> <li>□ Contact the applicable Irrigation District, and the Chelan County PUD for necessary infrastructure easements, and improvements; as well as any connection fees, developer agreements, latecomer agreements, or bonding/surety agreements that may apply. Written verification that the requirements of these purveyors has been satisfied is required prior to building permit issuance or site operations commencing, if services from these purveyors apply to the proposal. Referrals to these agencies requesting general conditions for the PRD would be requested in that process. Verification of satisfaction of these conditions would occur during the building permit process.</li> <li>□ Contact Charter Communications and Verizon for service extension requirements</li> <li>□ Contact the Wenatchee School District to determine if adequate provisions exist for school facilities to serve the development</li> </ul>

The City of Wenatchee Code may be subject to yearly amendments. Contact the City of Wenatchee Community and Economic Development Department prior to application

## Meeting Participants

/	<u>Name</u>	<u>Organization</u>	Phone
V	Brian Frampton	CoW, Associate Planner	509-888-3253
M	John Ajax	CoW, Associate Planner	509-888-3254
V	Cliff Burdick	CoW, Inspection Services Manager	509-888-3257
V	Glen DeVries	CoW, Planning Manager	509-888-3252
	Chris Hanson	CoW, Plans Review Specialist	509-888-3261
	Donald Nelson	CoW, Development Review Engineer	509-888-3255
	Gary Owen	CoW, City Engineer	509-888-3200
	Margie Wilson	CoW, Associate Engineer	509-888-3209
	Don Files	CoW, Public Works Superintendant	509-888-3221
_/	Terry O'Keefe	CoW, Water Distribution Supervisor	509-888-3230
V	Mark Yaple	CoW, Fire Department, Fire Mashal	509-664-3950
	Tammy Fisher	Chelan County PUD - Fiber & Electrical	509-664-2892
	Bill Zacher	Chelan County PUD - Water	509-661-4494
	Steven Mattix	Verizon	509-662-9361
	Ty Marshall	Charter	509-387-6229

### October 10, 2013 - CVCH Planning Review Overnview Notes

### 1. Maintenance Building – Zoning RM

a. Building does not meet applicable setbacks for a HPD in the RM zone WCC 10.42.080(4). Potential option would be to only have parking and move the building to one of the locations in the RMU zone.

### 2. Main Campus – Zoning RMU

a. Expansion appears to meet applicable setbacks for the HPD. Change of parking from parallel to 90 degree would be allowed if the required street frontage landscaping reduction can be accommodated / justified as being accounted for in quantity elsewhere on the site.

### 3. Parking lot at corner of Idaho and Orondo –Zoning RMU

a. Parking spaces along south property line are outside of the property and located in the right-of-way. Landscaping requires a minimum width of 6 feet along frontages – alternative compliance and a right-of-way revocable permit are potential options (revocable permit requires engineering department approval). Parking across the alley is located in the Grandview Historic District and is likely not allowed. Recommended to remove from the application.

### 4. New Clinic / Parking lot at corner of Oregon / Orondo – Zoning RMU.

a. Building and parking locations appear to meet code for setbacks. Lot coverage appears close on the building. Landscaping is shown outside the property line and would require alternative compliance approval.

### 10.42.080 Hospital planned development (HPD) standards.

These hospital planned development standards are in addition to, or in place of, the criteria and requirements listed in WCC 10.42.060:

- (1) Hospital and medical-related services, developed as part of a planned development, may include: hospital, ambulatory health care center; professional services, medical clinics and other health-care-related services; medical-related administrative offices; research, development and testing services; child care and adult care services; medical helicopter landing pad; personal services: laundry, dry cleaning, barber and beauty shops, massage therapy/health spa, and other services ancillary to a hospital; and religious activities.
- (2) Transportation and utilities may include: accessory parking; commercial parking; wireless facilities; utility facilities; local utility systems; warehousing (with loading areas); and transit facilities.
- (3) Retail services may include: eating establishments; health-care-related retail; overnight accommodations; and miscellaneous retail trade: drug and pharmacy stores, gift stores, book stores, newsstands, florists, jewelry, clothing, photo supplies, video sales/rental, and other retail ancillary to a hospital.
- (4) Setbacks in Residential Zoning Districts. Structures 30 feet or less in height shall be no closer than 20 feet from perimeter property lines. With each 10-foot segment of building height above 30 feet, the setback shall be increased by five feet to a maximum of a 50-foot setback wherein height is defined as listed in subsection (6)(c) of this section. Surface parking lots shall be located no closer than 10 feet from property lines facing arterials and 20 feet from all other property lines.
- (5) Maximum lot coverage: 50 percent for all structures.
- (6) Maximum Building Height. Building heights shall be limited based on development area (DA) as set forth below, and shall be measured from existing grade to the highest point of the building; provided, however, that mechanical rooms are permitted to extend an additional 15 feet above structures; and provided further, that heights are limited as set forth in subsection (4) of this section.
  - (a) DA-1, hospital development center: 150 feet;
  - (b) DA-2, administrative/ancillary support with parking structure: 80 feet;
  - (c) DA-3, medical office building with parking structure: 80 feet;
  - (d) DA-4, mechanical plant: 50 feet;
  - (e) DA-5, overnight accommodations: 40 feet.
- (7) Signs shall meet the following standards, in addition to meeting applicable provisions of Chapter  $\underline{10.50}$  WCC, Signs:

- (a) One monument sign, per street frontage, for each building.
  - (i) Maximum Copy Area. Twenty-five square feet; provided, that land parcels with more than 100 feet of frontage on any one street may increase the maximum size of the sign located on that street frontage by one square foot for each four lineal feet of street frontage over 100 feet, to a maximum sign copy area of 40 square feet.
  - (ii) Maximum Height. Monument signs shall not exceed eight feet.
- (b) Wall Signs. Wall signs shall include canopy, awning and marquee-style signs. Maximum copy area for wall signs shall be two square feet per one lineal foot of building frontage. No wall sign shall extend above the eaves, parapet, or cornice line of any building.
- (c) Projecting Signs.
  - (i) One projecting sign, per street frontage, per building, not extending over the cornice of a single-story building or over the second-story sill line of a multiple-story building.
  - (ii) Projecting signs shall be a minimum of eight feet above the grade of the sidewalk and may project a maximum of five feet from the building facade. No sign shall project within two feet of the curb line extended vertically. No sign shall be higher than the sill line of a second-story window.
- (d) Reader Boards. Reader boards shall be installed on a permanent sign structure as a monument sign.
- (e) Portable Signs. One temporary A-frame or T-frame sign structure, per building, shall be permitted to a maximum size of six square feet, located on site. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

### 10.62.090 Neighborhood commercial, office and residential mixed use zones.

- (1) Intent. The intent of landscaping within neighborhood commercial (CN), residential mixed use (RMU) and office mixed use (OMU) zones is to enhance the aesthetic and environmental quality of neighborhood-oriented zones within the city; to minimize the impact of lighting, noise and views of surface parking areas; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts.
- (2) Street Frontage Landscaping.
  - (a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.

- (b) The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.
- (c) The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, ground cover, and shrubs as follows:
  - (i) Trees spaced no more than 40 feet on center:
    - (A) At least 70 percent of the trees shall be deciduous;
    - (B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
  - (ii) Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.
  - (iii) In no case shall sight-obscuring landscaping (greater than 36 inches in height, except trees limbed up to five feet in height) be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).
- (3) Perimeter Landscape Screening.
  - (a) Landscape screening shall be required along those perimeter property lines, abutting or facing a residential zoning district, except along street frontages as required above. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
  - (b) Perimeter landscape screening, when required, shall be at least six feet in width.
  - (c) The perimeter landscape screening shall provide 100 percent sight obstruction of outdoor storage areas and waste dumpsters, and 80 percent sight obstruction of parking lots, when viewed from an abutting or facing residential zoning district.
  - (d) The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.
    - (i) No more than 60 percent of the trees shall be deciduous;
    - (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups. Then the planting intervals shall be no greater than 90 feet, but in no event less than one tree per 30 feet;

- (iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
- (4) Parking Lots. Landscaping within parking lots shall be as set forth in WCC 10.62.140.
- (5) Facade Buffer Planting. Landscaping along the perimeter of buildings (building foundation) facing the public right-of-way shall be required for any building set back more than 45 feet from the front property line to create a softening effect by reducing the amount of visual straight line architecture. Landscaping within 15 feet of the building foundation, including any landscaping required elsewhere by this chapter, shall satisfy this requirement.
  - (a) The facade buffer planting shall be at least four feet in width (average) and shall occupy at least 50 percent of the perimeter of the building facade facing the public right-of-way.
  - (b) The facade buffer planting shall at a minimum consist of ground cover, shrubs and seasonal flowers, either in baskets, boxes, or within the landscaped area:
    - (i) Shrubs shall be spaced no less frequently than an average of at least one for each 50 square feet of required planting area.
    - (ii) Ground cover shall be pursuant to the general landscape material requirements set forth in WCC 10.62.060(4). (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))